

Proposed Land Use Matrix

Notes:

- 1) The matrix format and use categories follow the existing use matrix in the Seattle Municipal Code.
 - 2) Uses shown in bold italic are uses added or amended by the Committee.
- P= Permitted, CU= Conditional Use, CCU= Council Conditional Use, EB= Permitted in Buildings existing before Oct 1987, X= Prohibited Use

Table 3-2: Proposed Land Use Matrix

Use	Existing IC	Modified IC	Existing IG1	Proposed IG1	Existing IG2	Proposed IG2	Comments
I. MANUFACTURING							
A. LIGHT MANUFACTURING	P	P	P	P	P	P	
B. GENERAL MANUFACTURING	P	P	P	P	P	P	
C. HEAVY MANUFACTURING	X/CU	X	P	P	P	P	NOTE: This category includes the manufacture of Group A hazardous materials, except Class A or B explosives see 23.50.014.B10a1 and the manufacture of Group B hazardous materials, see 23.50.014B10a2. Hazardous materials issues will be handled through the administration of the Building and Fire Codes
II. HIGH IMPACT USES	X/CU	X	X/CU	CU	X/CU	CU	NOTE: This category includes High impact uses as provided by Subsection B5 of 23.50.014 a, the lot is located so large concentrations of people are not exposed to unreasonable adverse impacts, b. management plan may be required. Hazardous materials issues will be handled through the administration of the Building and Fire Codes
III. COMMERCIAL USES							CONDITIONS: In IG1, Commercial and retail uses limited to 10,000 sf, In IG2, Commercial and retail uses limited to 20,000 sf
A. RETAIL SALES AND SERVICE							
1. Personal/ Household	P	P	P	P	P	P	
2. Medical Services	P/CU	P	P/CU	X	P/CU	P	
3a. Animal Health	P	X	P	X	P	X	
3b. Kennel	P	X	P	X	P	X	
3c. Animal Control Shelter	P	X	P	X	P	X	
4. Automotive Retail and service	P	P	P	P	P	P	CONDITIONS: All automotive and truck sales, services and retail permitted except auto sales, showrooms and rentals
5. Marine Retail Sales and Service	P	P	P	P	P	P	
6. Eating and drinking establishment							
6a. Eating-Fast food >750	CU	P	CU	P	CU	P	CONDITIONS: Permitted in IG1 if less than 5000 sf except prohibited within 200' of the waterfront (which is the Shoreline jurisdiction)
6b. Eating-Fast food <750	P	P	P	P	P	P	
6c. Restaurant with lounge	P	P	P	P	P	P	CONDITIONS: Permitted in IG1 if less than 5000 sf except prohibited within 200' of the waterfront (which is the Shoreline jurisdiction)
6d. Tavern	P	P	P	P	P	P	CONDITIONS: 2,000 sf size limit except prohibited within 200' of the waterfront
6e. Brewpub	P	P	P	X	P	P	CONDITIONS: 2,000 sf size limit to the pub portion of the use in IG2; brewery area is unlimited in size
7. Lodging	P	P	CU	X	CU	X	

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Use	Existing IC	Modified IC	Existing IG1	Proposed IG1	Existing IG2	Proposed IG2	Comments
8. Mortuary	P	P	P	X	P	X	
8a. Crematorium		P		CU		CU	CONDITIONS: This sub-category added by the LU Sub-Committee. Funeral chapels prohibited
9. Existing Cemeteries	P		P	P	P	P	
10. New Cemeteries	X	X	X	X	X	X	
11. Custom Craft Studios				P		P	NOTE: This use added by the LU Sub-Committee to make it more explicit. Needs to be more strictly enforced in terms of being used as a residence
B. PRINCIPAL USE PARKING	P	P	P	X	P	P	CONDITIONS: Permitted in IG2 as a temporary use for up to 10 years
C. NON-HOUSEHOLD SERVICES	P	P	P	P	P	P	
D. OFFICE	P	P	P	P	P	P	CONDITIONS: : Permitted in IG1 and IG2 if directly and substantially related to a permitted industrial use. For office not related to a permitted industrial use, in IG1, office size is limited to 10,000 sf and in IG2, office size is limited to 20,000 sf. In buildings larger than 125,000 which were in existence as of January 1998 office not related to a permitted industrial use in unlimited in size.
E. ENTERTAINMENT							
1. Places of assembly							
1a. Performing Arts Center	P	P	P	X	P	X	
1b. Spectator Sports Facility	P	P	P	X	P	X	
1c. Lecture/Meeting Halls	P	P	P	X	P	P	CONDITIONS: Limited to 5,000 sf in IG2
1d. Motion Picture Theater	P	P	P	X	P	X	
1e. Theater-Adult	X	X	X	X	X	X	
1f. Adult Panorams	X	X	X	X	X	X	
2. Participant Sports and recreation							
2a. Indoor Sports and recreation	P	P	P	X	P	P	CONDITIONS: Permitted as an ancillary to a permitted primary use; prohibited as a primary use
2b. Outdoor Sports and recreation	P	P	P	X	P	P	CONDITIONS: Permitted as an ancillary to a permitted primary use; prohibited as a primary use
F. WHOLESALE SHOWROOM	P	P	P	P	P	P	
G. MINI-WAREHOUSE	P	P	P	P	P	P	CONDITIONS: Permitted as an ancillary to a permitted primary use; prohibited as a primary use and prohibited outright within 200' of the shoreline
H. WAREHOUSE	P	P	P	P	P	P	

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Use	Existing IC	Modified IC	Existing IG1	Proposed IG1	Existing IG2	Proposed IG2	Comments
I. OUTDOOR STORAGE	P	P	P	P	P	P	NOTE: Permitted within the Shoreline jurisdiction (properties within 200' of the shoreline) as a temporary use for up to 10 years
J. TRANSPORTATION FACILITIES							
1. <i>Personal transportation services</i>	P	P	P	X	P	P	CONDITIONS: <i>Personal transportation services permitted in IG2 except for taxis, limos, and rental cars</i>
2. Passenger Terminal	P	P	P	P	P	P	CONDITIONS: Passenger terminals limited to water and rail dependent facilities
3. Cargo Terminal	P	P	P	P	P	P	
4. Transit Vehicle Base	CU	CCU	CU	X	CU	P	NOTE: Definition needs to be changed to include Commuter/Light Rail vehicle base.
5. Heliport	CCU	CCU	CCU	CCU	CCU	CCU	
6. Heliport	CCU	CCU	CCU	CCU	CCU	CCU	
7. Airport, land-based	CCU	X	CCU	CCU	CCU	CCU	
8. Airport, water-based	CCU	X	CCU	CCU	CCU	CCU	
9. Railroad switchyard	P	P	P	P	P	P	
10. Railroad yard with hump	X	X	CU	CU	CU	CU	
K. FOOD PROCESSING	P	P	P	P	P	P	
L. RESEARCH AND DEVELOPMENT LABORATORY	P	P	P	P	P	P	CONDITIONS: Permitted <i>subject to new definition, see attached.</i>
IV. SALVAGE AND RECYCLING							
A. RECYCLING COLLECTION STATION	P	P	P	P	P	P	
B. RECYCLING CENTER	P	X	P	P	P	P	
C. SALVAGE YARD	X	X	P	P	P	P	
v. UTILITIES							
A. UTILITY SERVICE USE	P	P	P	P	P	P	
B. MAJOR COMMUNICATIONS UTILITY	CU	CU	CU	CU	CU	CU	
C. MINOR COMMUNICATIONS UTILITY	P	P	P	P	P	P	
D. SOLID WASTE TRANSFER	CU	X	CU	CU	CU	CU	
E. POWER PLANT	CCU	CCU	P	P	P	P	
F. SEWAGE TREATMENT PLANT	CCU	X	CCU	CCU	CCU	CCU	
G. SOLID WASTE INCINERATOR	CCU	X	CCU	CCU	CCU	CCU	

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Use	Existing IC	Modified IC	Existing IG1	Proposed IG1	Existing IG2	Proposed IG2	Comments
H. SOLID WASTE LANDFILLS	X	X	X	X	X	X	
VI. INSTITUTIONS							CONDITIONS: New criteria for public facilities apply; see attached. Also see additional conditions for individual uses
A. INSTITUTE FOR ADVANCED STUDY	P	P	P	X	P	X	
B. PRIVATE CLUBS	EB	P	EB	X	EB	X	
C. CHILD CARE CENTER	P	P	P	P	P	P	CONDITIONS: Permitted in IG1 to serve employees of a permitted use, permitted as primary use in IG2
D. MUSEUM	EB	P	EB	X	EB	X	
E. SCHOOL - ELEMENTARY OR SECONDARY	EB	X	EB	X	EB	X	
F. COLLEGE	EB	CU	EB	X	EB	X	
G. COMMUNITY CENTER	EB	P	EB	X	EB	X	
H. COMMUNITY CLUB	EB	P	EB	X	EB	X	
I. VOCATIONAL SCHOOL	P	P	P	P	P	P	CONDITIONS: Permitted if classes include industrial art processes
Ia. Fine Arts School	P	P	P	CU	P	P	CONDITIONS: This sub-category added by the LU Sub-Committee. Permitted if classes include industrial art processes.
J. HOSPITAL	CU	X	EB	X	EB	X	
K. RELIGIOUS FACILITY	EB	CU	EB	X	EB	EB	
L. UNIVERSITY	EB	CU	EB	X	EB	X	
M. MAJOR INSTITUTIONS	EB	CCU	EB	X	EB	X	
VII. PUBLIC FACILITIES							CONDITIONS: New criteria for public facilities apply; see attached. Also see additional conditions for individual uses
A. JAILS	X	X	X	X	X	X	
B. WORK RELEASE CENTERS	X	X	X	X	X	X	
C. Other Public Facilities	CCU	CCU	CCU	CCU	CCU	CCU	CONDITIONS: New criteria for public facilities apply; see attached. Also see additional conditions for individual uses
VIII. PARK AND POOL/RIDE LOTS							
A. PARK AND POOL LOTS	P	P	P	X	P	P	
B. PARK AND RIDE LOTS	CU	CU	CU	X	CU	P	CONDITIONS: Permitted in ZG2 as a temporary use for up to 10 years
IX. RESIDENTIAL							
A. SINGLE FAMILY	X	X	X	X	X	X	

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Use	Existing IC	Modified IC	Existing IG1	Proposed IG1	Existing IG2	Proposed IG2	Comments
B. MULTI-FAMILY	X	X	X	X	X	X	
C. CONGREGATE CARE	X	X	X	X	X	X	
D. ADULT FAMILY HOMES	X	X	X	X	X	X	
E. FLOATING HOMES	X	X	X	X	X	X	
F. MOBILE HOME PARK	X	X	X	X	X	X	
G. NURSING HOMES	X	X	X	X	X	X	
H. ARTIST'S STUDIO/DWELLING	EB/CU	CU	EB/CU	EB/CU	EB/CU	EB/CU	
I. CARETAKER'S QUARTERS	P	P	P	P	P	P	
J. RESIDENCE IN LANDMARK BUILDING	CU	CU	CU	X	CU	CU	
X. OPENSOURCE							
A. PARKS	P	P	P	P	P	P	
B. PLAYGROUNDS	P	P	P	X	P	X	
XI. AGRICULTURAL USES							
A. ANIMAL HUSBANDRY	X	X	X	X	X	X	
B. HORTICULTURAL USES	X	X	X	X	X	X	
C. AQUACULTURE	P	X	P	P	P	P	